





## **CHIMNEY POINT PUD BULK REGULATIONS**

### **Area A: Single Family Detached Lots**

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, R-3: Multiple Family Residence District zoning regulations.

#### **Permitted Uses – Principal**

- One-story, two-story, and one and one-half story homes with basements and attached or detached garages.

#### **Permitted Uses – Accessory**

- Rear yard setbacks for detached garage accessory buildings shall be a minimum of 5 feet and side yard setbacks shall be a minimum of 3 feet. For double frontage lots the garage accessory building shall be set back to the required front yard setback.

#### **Area and Size Regulations**

- The minimum lot area shall be 6050 square feet.
- The single-family detached lots shall range in size from a minimum 55 feet wide to 65 feet wide and have a minimum depth of 110 feet.
- Front yard setbacks along all public streets shall be a minimum of 25 feet to the front of the home.
- Side yard setbacks shall be a minimum of 5 feet allowable on each side. Side yard setbacks along street frontages (double fronted corner lots) shall have the corner of the setback line "squared-off" as opposed to rounded parallel the right-of-way.
- Rear yard setbacks shall be a minimum of 30 feet for principal structures.
- Minimum finish area for the single-family homes shall be 1100 square feet for a ranch plan and 1250 square feet for a two-story plan.
- Two parking stalls shall be provided for each unit.

## **Area B: Single Family Bi-attached or Single Family Detached Lots**

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, R-3: Multiple Family Residence District zoning regulations.
- If market conditions dictate, the Developer reserves the option of placing single family detached residential homes in this area. The regulations associated with these homes shall conform to the regulations mandated for Area A as previously listed with a minimum width of 65-feet. There will be no less than a block of 5 of either housing option within this area.

### **Permitted Uses – Principal**

- One-story, two-story, and one and one-half story homes with basements and attached or detached garages.

### **Permitted Uses – Accessory**

- Rear yard setbacks for detached garage accessory buildings shall be a minimum of 5 feet and side yard setbacks shall be a minimum of 3 feet. For double frontage lots the garage accessory building shall be set back to the required front yard setback.

### **Area and Size Regulations**

- The minimum lot area shall be 8250 square feet for bi-attached and 7150 square feet for the single family detached option.
- All single-family bi-attached lots shall be a minimum 75 feet wide by 110 feet deep.
- Front yard setbacks along all public streets shall be a minimum of 25 feet to the front of the home.
- Side yard setbacks shall be a minimum of 5 feet allowable on each side. Side yard setbacks along street frontages (double fronted corner lots) shall have the corner of the setback line "squared-off" as opposed to rounded parallel the right-of-way.
- Rear yard setbacks shall be a minimum of 30 feet for principal structures.
- Minimum finish area for the bi-attached units shall be 900 square feet for a ranch plan and 1100 square feet for a two-story plan per unit. Single-family detached homes shall be 1100 square feet for a ranch plan and 1250 square feet for a two-story plan.
- Two parking stalls shall be provided for each unit.